

Department of Permits and Development Management  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
Baltimore County, Maryland

In the Matter of

Civil Citation No. 55746

Homeland Partners LLC

1738 Pin Oak Road

Respondent

FINDINGS OF FACT AND CONCLUSIONS OF LAW  
FINAL ORDER OF THE CODE ENFORCEMENT HEARING OFFICER

This matter came before the Code Enforcement Hearing Officer for the Department of Permits and Development Management on March 18, 2009, for a hearing on a citation for violations under the Baltimore County Code (BCC) section 12-3-106, failure to remove dog feces on residential property known as 1738 Pin Oak Road, 21234.

On February 23, 2009, pursuant to §3-6-205, Baltimore County Code, Code Enforcement Officer, issued a code enforcement citation. The citation was sent to the Respondent by 1<sup>st</sup> class mail to the last known address listed in the Maryland State Tax Assessment files.

The citation proposed a civil penalty of \$500.00 (five hundred dollars).

The following persons appeared for the Hearing and testified: the Tenants, Norman Foster and Joanna Pawelec and Robyn Clark, Baltimore County Code Enforcement Officer.

After proper consideration of all the evidence and testimony presented, the Hearing Officer finds:

A. Following a neighborhood sweep inspection, a Correction Notice was issued on February 2, 2009 requesting daily removal of animal feces. Photograph in the file shows a large quantity of feces inside the fenced yard. Upon re-inspection February 23, 2009 the yard had not been cleaned up, and this Citation was issued. Code Enforcement actions have been taken for this property in 2007, 2006, and 2005. There is a rat problem in the general area, and rats commonly feed on dog feces.

B. Inspector Clark testified that upon re-inspection on March 17, 2009 some improvement was apparent. The current tenants have lived in the house for one and a half years. They stated that the yard has now been cleaned up, and further testified that from now on the dog feces will be cleaned up on a daily basis, as required by county code.

IT IS ORDERED by the Code Enforcement Hearing Officer that the civil penalty is RESCINDED.

IT IS FURTHER ORDERED that the County shall re-inspect the property to determine whether the violations have been corrected.

ORDERED this 20<sup>th</sup> day of March 2009.

Signed: ORIGINAL SIGNED  
Margaret Z. Ferguson  
Baltimore County Hearing Officer

**NOTICE TO VIOLATOR:** The violator is advised that (1) pursuant to §3-6-206(g)(2) of the Baltimore County Code, the Violator may make written application to the Director of the Department of Permits & Development Management within 10 days to modify or amend this order and (2) pursuant to §3-6-301(a), Baltimore County Code, the Violator may appeal this order to the Baltimore County Board of Appeals within fifteen (15) days from the date of this order. Any such appeal requires the filing of a petition setting forth the grounds for appeal, payment of a filing fee of \$150 and the posting of security to satisfy the penalty assessed.